

CITY COUNCIL
ATLANTA, GEORGIA

02- 0 -0476

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-12
2-12-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **626 Somerset Terrace, N.E.** be changed from the **R-5 (Two-Family Residential)** District, to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **17** of the **14th** District, **Fulton** County, Georgia., being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 17 of the 14th District, Fulton County, Georgia, and being known as Lot 9, Provisional Subdivision Property of E. E. Ellison and Thomas James, as per plat by L. H. Fitzpatrick, C.E., dated December 1924, revised April 9, 1925, recorded in Plat Book 11, page 78, Fulton County, Georgia records and being more particularly described as follows:

BEGINNING at a point on the west side of Somerset Terrace 100 feet north from the northwest corner of North Avenue and Somerset Terrace; running thence along Somerset Terrace north 01 degrees 08 minutes 19 seconds west 50 feet to a point; running thence north 89 degrees 59 minutes 26 seconds west 185.51 feet to a point; running thence south 06 degrees 52 minutes 22 seconds west 50.33 feet to a point; running thence south 89 degrees 59 minutes 02 seconds east 192.52 feet to the point of beginning. Being more particularly shown on survey prepared by Solar Land Surveying for Norman E. Jones, dated January 19, 2001.

626 Somerset Terrace

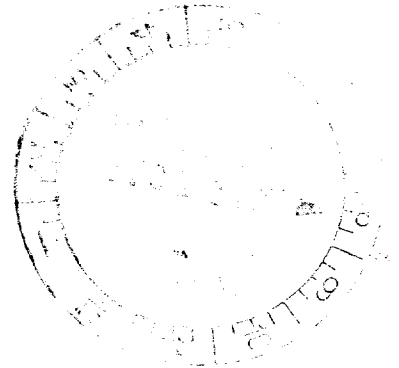
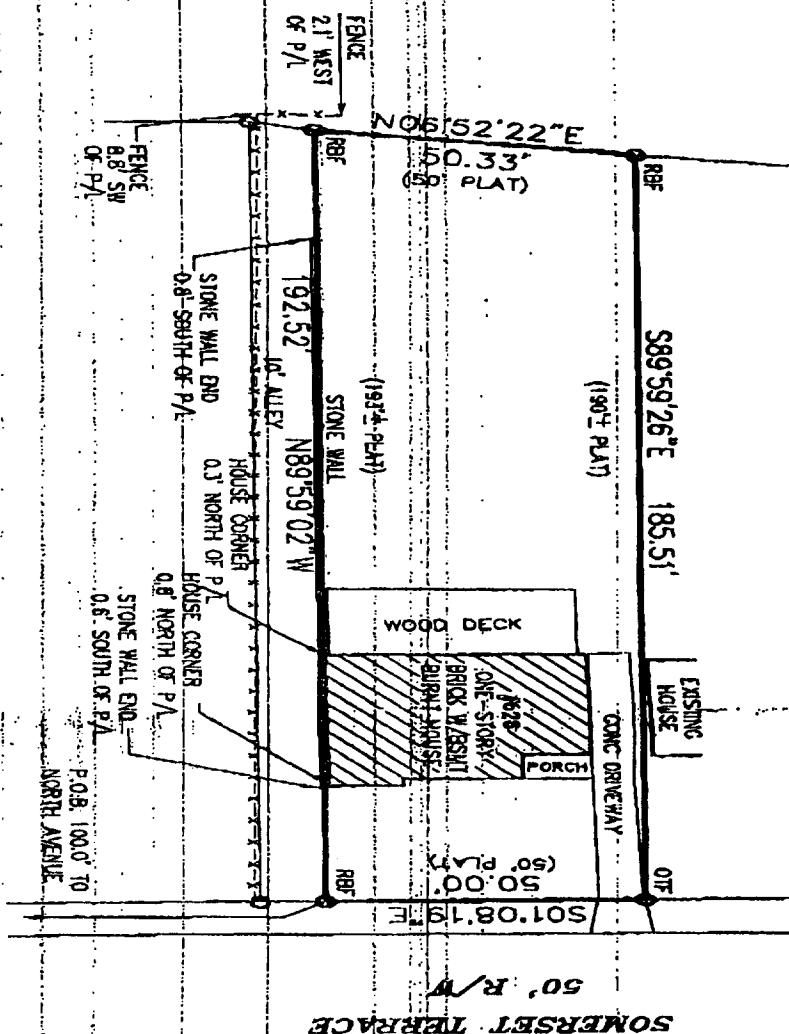


EXHIBIT "A"

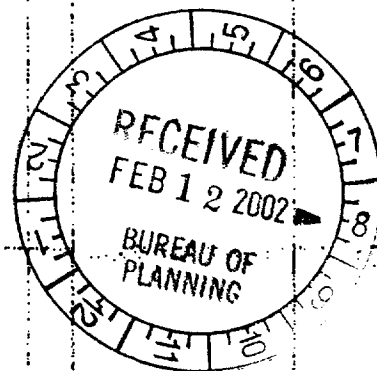
2-02-12
Page 1 of 2

BSL BUILDING SETBACK LINE
 RBF REAR FOUND
 RPF RPF FOUND
 CB CATCH BASIN
 JB JUNCTION BOX
 HW HEAD WALL
 DOG POINT OF BEGINNING
 MH MAIN HOLE
 T/W RIGHT-OF-WAY
 PP POWER POLE
 OTF OPEN TOP FOUND
 CTF CULVERT TOP FOUND
 RB REAR
 LL LAND LOT
 IPC IRON PIN CALCULATED

GRAPHIC SCALE



2-02-12
 Page 2 of 2



ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:			
HARRY S. KUNLIANSKY, P.C.			
OWNER / PURCHASER		DATE	
NORMAN E. JONES		01/19	
LAND LOT 17		SCALE	
14th DISTRICT		1" =	
SECTION		FULTON COUN	
LOT 9		BLOCK	
UNIT		AREA OF LOT: 9,44	
SUBDIVISION PROVISIONAL			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COM	
P.O. BOX 723993		ATLANTA, GEORGIA 31139	
TELEPHONE (770) 794-9055		FAX (770) 794-	

PLAT BOOK 11 F
 DEED BOOK F

TOTAL P. 02

RECEIVED TIME NOV. 28. 12:25PM

RCS# 3848
7/01/02
2:10 PM

Atlanta City Council

Regular Session

02-O-0476 Z-02-12; 626 Somerset Terrace, NE (N-2)
 R-5 to RG-3
 FILE

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	NV Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

02-O-0476

02-0-0476

(Do Not Write Above This Line)

AN ORDINANCE Z-02-12
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5
(TWO-FAMILY RESIDENTIAL) DISTRICT TO
THE RG-3 (RESIDENTIAL GENERAL-SECTOR 3)
DISTRICT, PROPERTY LOCATED AT 626
SOMERSET TERRACE, N.E., FRONTING 50
FEET ON THE WEST SIDE OF SOMERSET
TERRACE BEGINNING APPROXIMATELY 40
NORTH FROM THE NORTHWEST CORNER OF
NORTH AVENUE. DEPTH: 192.52 FEET;
AREA: 9626 SQUARE FEET; LAND LOT 17,
14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: COOPER RICHTER
APPLICANT: ROBERT J. DENSON
NPU-N COUNCIL DISTRICT 2

RECEIVED BY
CITY COUNCIL

MAR 18 2002

FILED BY
CITY COUNCIL

JUL 01 2002

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 3/18/02

Referred To: ZRB + Zoning

First Reading

Committee
Date
Chair

Zoning
March 13, 2002
Debra N. Starnes

Committee

Date
Chair
Action
Fav, Adv, Held (see rev. side)
Other

Members

Handwritten signatures and names of committee members.

Refer To

Committee

Date
Chair
Action
Fav, Adv, Held (see rev. side)
Other

Members

Blank lines for member names and actions.

Refer To

Blank lines for referral information.

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED
JUL 01 2002

ATLANTA CITY COUNCIL PRESIDENT

Handwritten signature of Atlanta City Council President.

CERTIFIED
JUL 01 2002

ATLANTA CITY COUNCIL CLERK

Handwritten signature of Atlanta City Council Clerk.

MAYOR'S ACTION